

32-1-10
32-1-11
27-28

GERALD C. TIPPER and ELIZABETH A. TIPPER
of Oakland, Kennebec County, State of Maine
(being ~~married~~) for consideration paid, grant to said
D. WHITNEY KING and JANET D. KING

TRANSFER
TAX
PAID

025890

of Waterville, Kennebec county, State of Maine
with warranty covenants, as joint tenants, the land in Waterville, Kennebec
County, State of Maine, bounded and described as follows:

PARCEL ONE

A certain lot or parcel of land on the east side of the Sidney Road, so-called, in the City of Waterville, County of Kennebec, State of Maine, being Lot 4 on "Plan of Portions of Field of Robert M. Jackson," dated January 14, 1953, made by Harry E. Green, which plan is recorded in Kennebec County Registry of Deeds, Plan Book 17, Page 140, to which plan reference is hereby made.

This conveyance is made upon express covenants, restrictions and conditions as follows:

1. No building or part thereof shall be erected or allowed to stand upon said lot within twenty-five (25) feet of the Sidney Road, nor within ten (10) feet of the said boundaries.
2. No building shall be erected costing less than Seven Thousand Dollars (\$7,000.00).
3. No house shall be used or adapted for more than two families.
4. No animals shall be kept upon the premises other than domestic pets.
5. This lot is restricted to building for residential purposes and is entitled to the benefits of the Waterville Zoning Ordinance.

Being the same premises conveyed to the within grantors by warranty deed of James G. and Nancy J. Morissette, dated October 18, 1966, recorded in Kennebec County Registry of Deeds, Book 1429, Page 788.

PARCEL TWO

Also another certain lot or parcel of land in said Waterville, bounded and described as follows:

Lot #3 as depicted on a plan entitled "West Ridge, A Proposed Subdivision for Gerald C. and Elizabeth A. Tipper on West River Road," surveyed by Northeast Land Surveys, Inc., dated April 19, 1986, and recorded in Kennebec County Registry of Deeds, File # D-89182, and to which plan reference is made for a more particular description of the premises herein conveyed.

The conveyance of this parcel is expressly subject to the restriction that not more than one single-family residence, exclusive of outbuildings, shall be allowed on the above-described lot. This restriction shall run with the land and relate to all of the lots as depicted on the above-referred-to subdivision plan.

Being a portion of the premises conveyed to the within grantors by deed of the City of Waterville, recorded September 26, 1986, in Kennebec Registry of Deeds, Book 3029, Page 186.

BK 3645 PG 291

Gerald C. Tipper and Elizabeth A. Tipper, husband and wife, release all rights in the premises being conveyed.

~~jointly as grantors and release all rights by deed and all other rights~~ ~~wife of said grantor~~

Witness our hands and seals this 25th day of October 19 89

C. William Mellet
to both

Gerald C. Tipper
Gerald C. Tipper
Elizabeth A. Tipper
Elizabeth A. Tipper

The State of Maine

Kennebec ss. October 25, 1989

Then personally appeared the above named Gerald C. Tipper

and acknowledged the foregoing instrument to be his free act and deed,

TIMOTHY R. O'DONNELL
ATTORNEY AT LAW
Notary Public - Maine
My Comm. Expires 8-23-93

Before me, [Signature]
~~Justice of the Peace~~ - Attorney at Law - Notary Public

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RECEIVED KENNEBEC SS.

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Maine
REGISTER OF DEEDS